



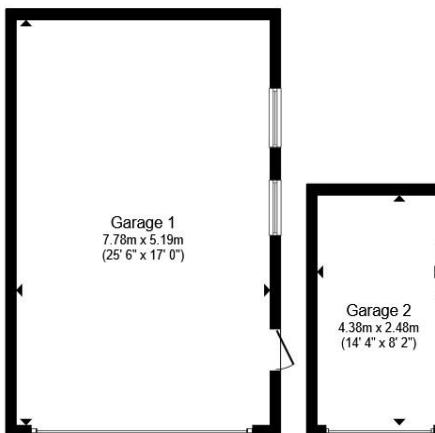
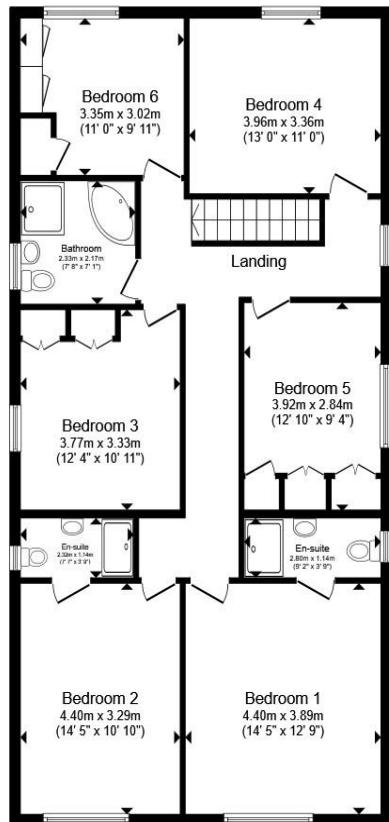
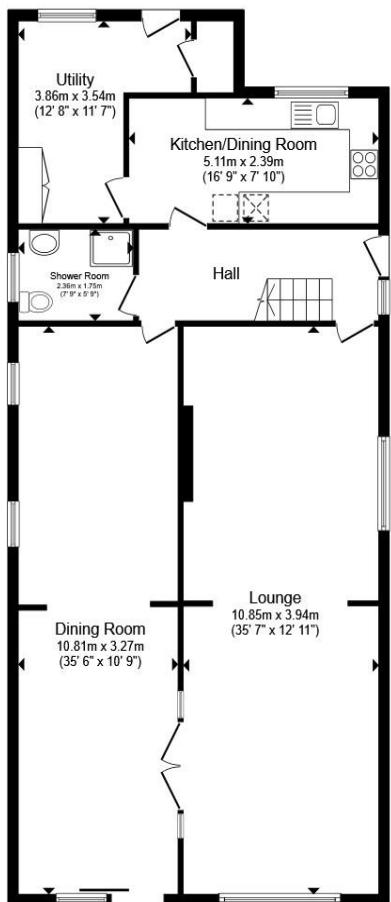
**High Street, Thurnscoe Rotherham S63 0SU**

**welcome to**

## **High Street, Thurnscoe Rotherham**

A HIGH STANDARD OF LIVING! A striking and substantial detached home positioned along the ever-popular High Street, offering exceptional space, versatility, and privacy. This impressive six-bedroom property is ideal for growing families or those seeking generous accommodation with a premium finish.





**Ground Floor:**

**Entrance Hallway/Utility Room**

**Lounge**

**Dining Room**

**Shower Room**

**Kitchen/Dining Room**

**Separate Side Entrance**

**1st Floor:**

**Landing**

**Bedroom One**

**En-Suite**

**Bedroom Two**

**En-Suite**

**Bedroom Three**

**Bedroom Four**

**Bedroom Five**

**Bedroom Six**

**Family Bathroom**

Total floor area 280.9 m<sup>2</sup> (3,024 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

welcome to

## High Street, Thurnscoe Rotherham

- Imposing 6 bedroom detached family home offering exceptional space. Council Tax C. EPC tbc
- Sought after street - perfectly placed for shops, amenities, schools & transport links
- Beautifully presented throughout with generous, versatile living accommodation
- Spacious lounge, dining room & kitchen/diner, utility room
- Downstairs shower room, family bathroom PLUS 2 ensuite bedrooms

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: C

guide price

**£575,000**



view this property online [williamhbrown.co.uk/Property/MXB119468](http://williamhbrown.co.uk/Property/MXB119468)

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



Property Ref:  
MXB119468 - 0002

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

Please note the marker reflects the postcode not the actual property

william h brown



**01709 583267**



[mexborough@williamhbrown.co.uk](mailto:mexborough@williamhbrown.co.uk)



4 Main Street, MEXBOROUGH, South Yorkshire,  
S64 9DW



[williamhbrown.co.uk](http://williamhbrown.co.uk)